HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: December 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

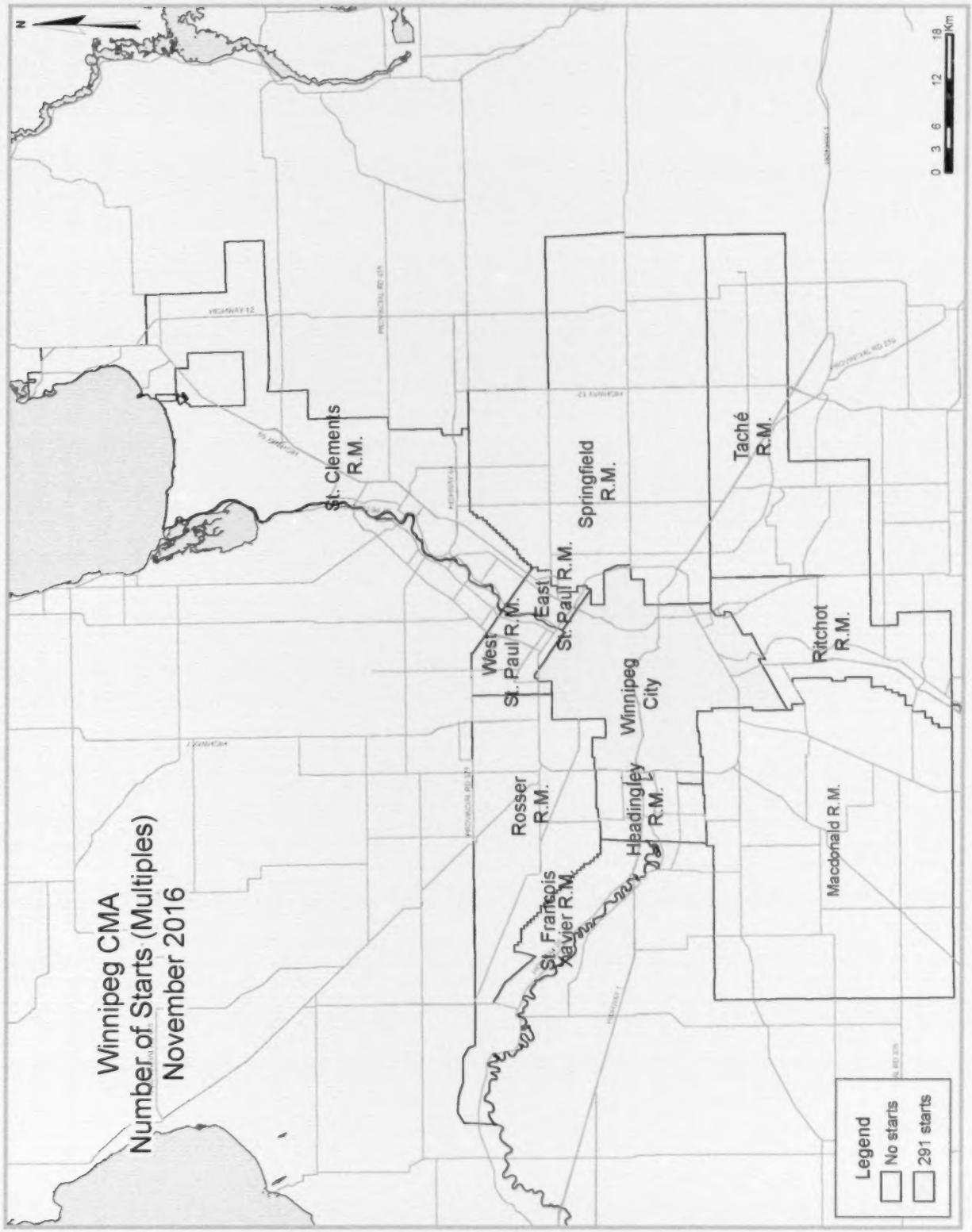
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

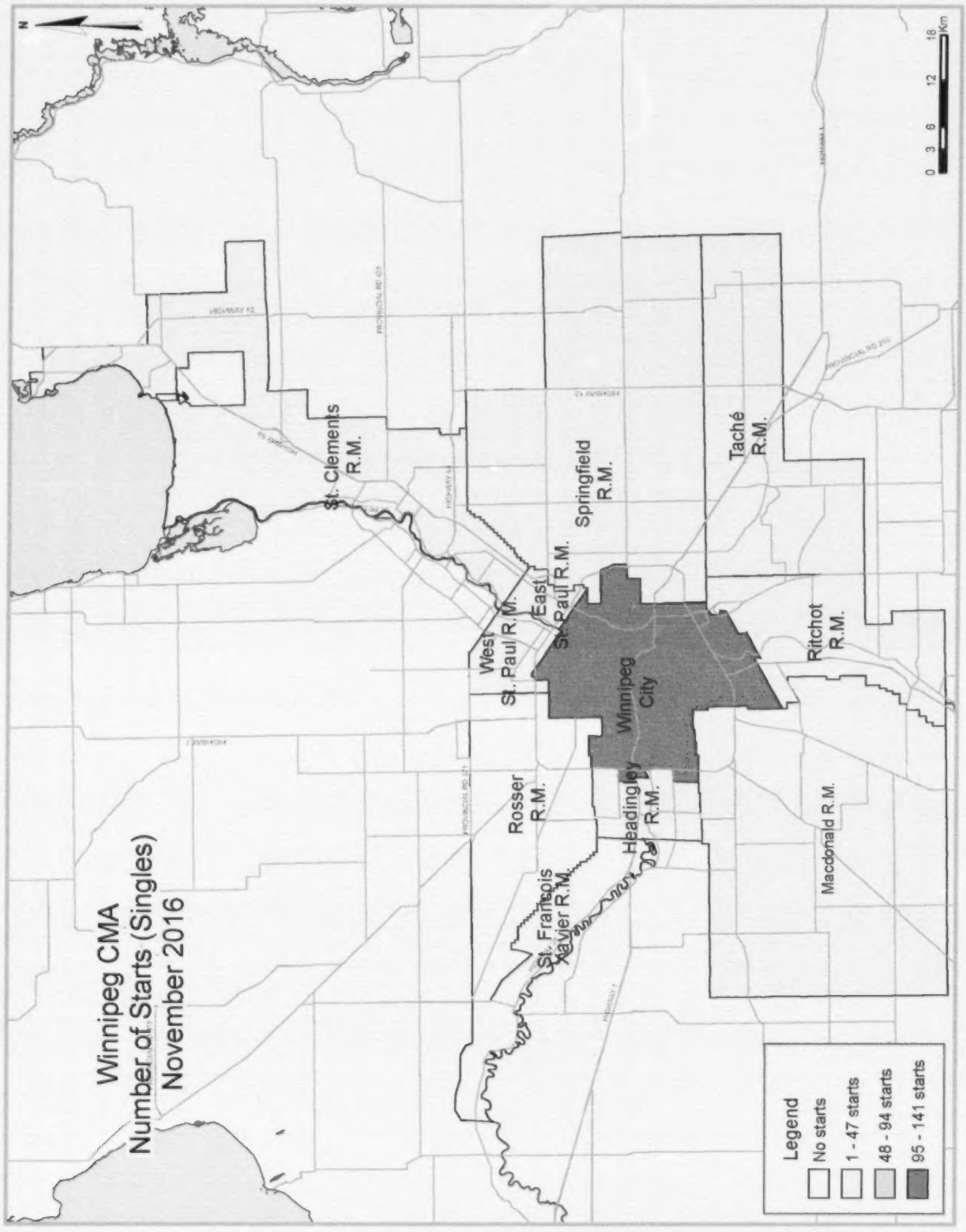
In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

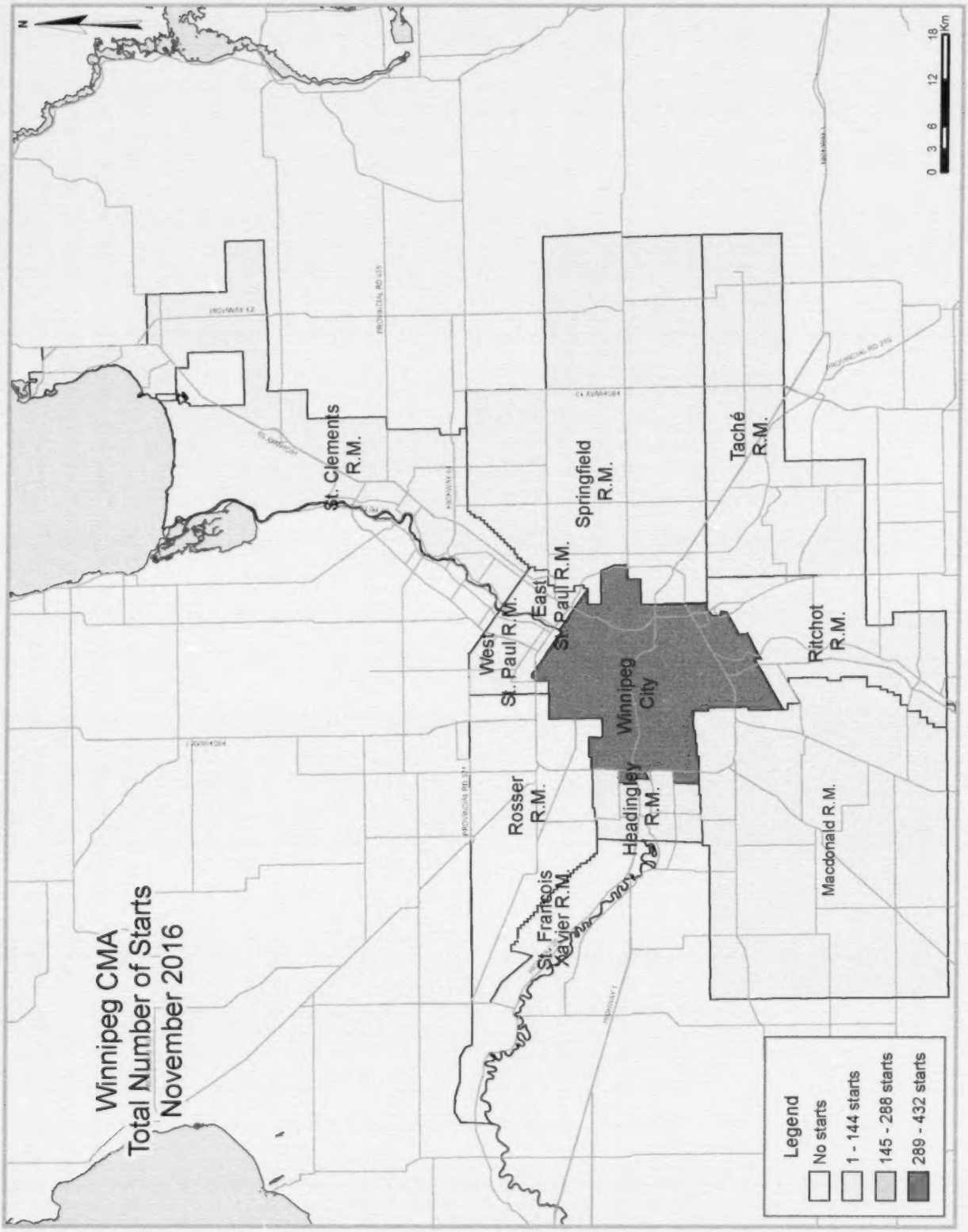
SUBSCRIBE NOW!

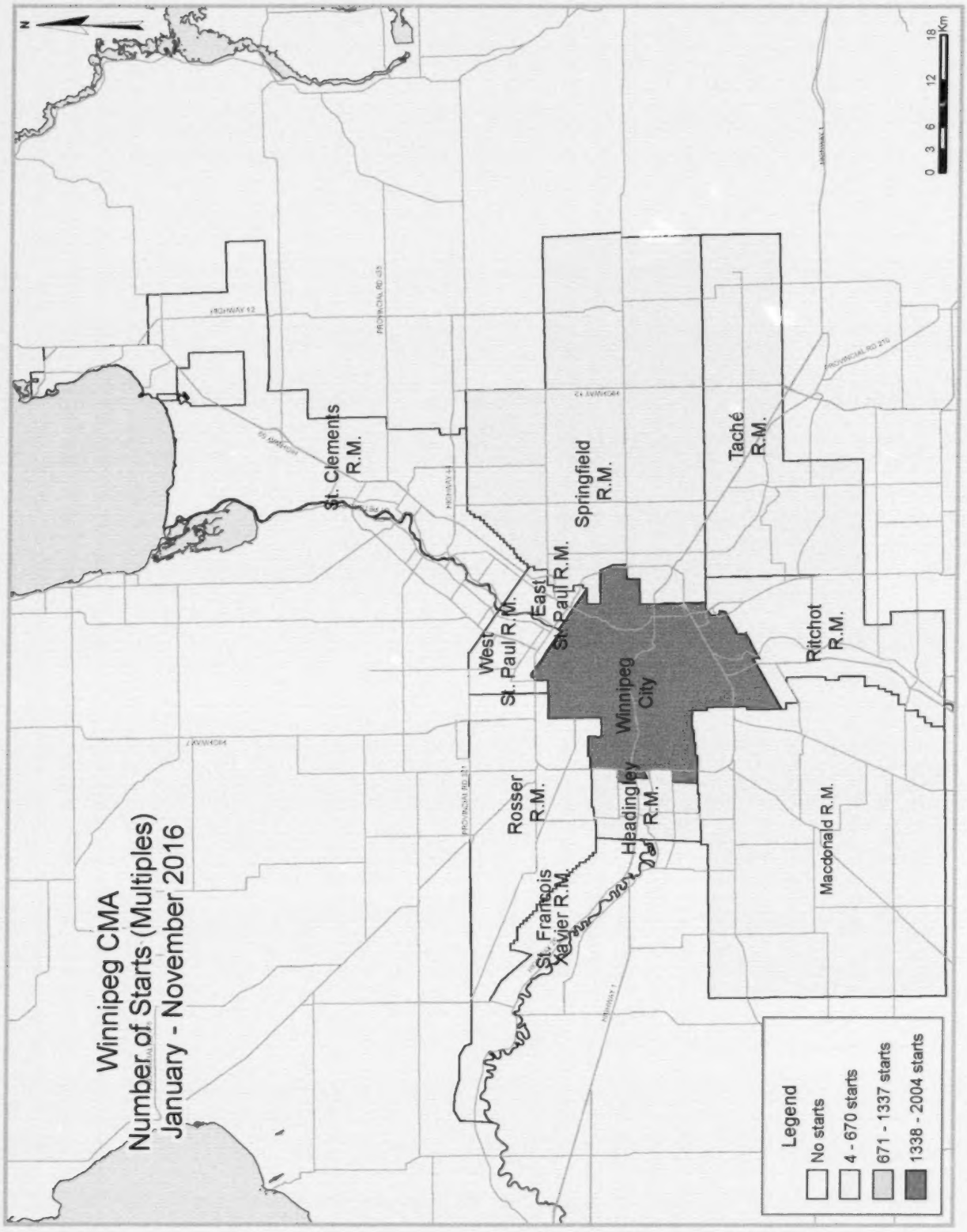
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

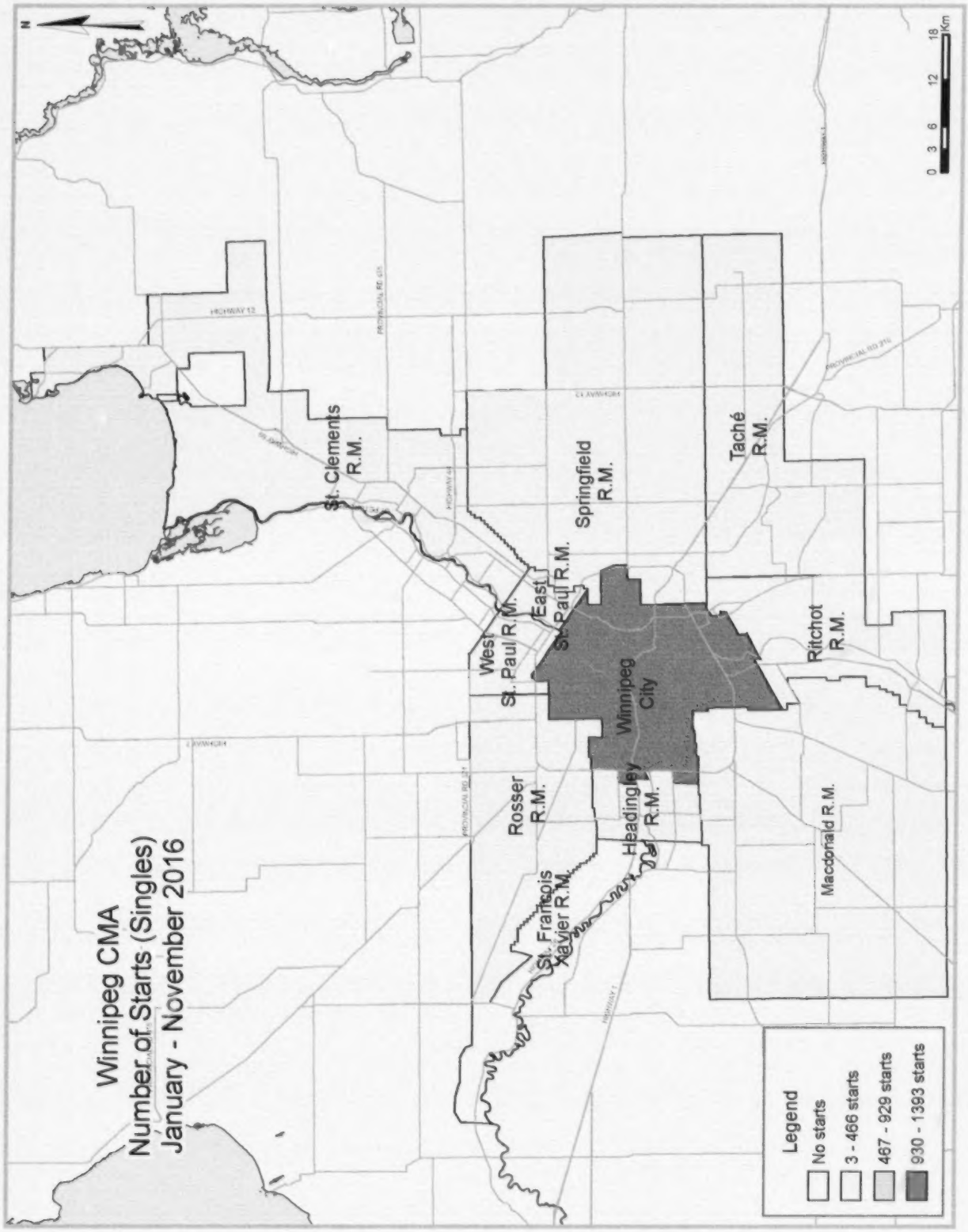
Housing
Observer Online
Featuring quick reads and videos on...
Analysis and data
Timely insights
Updates to housing conditions and trends & much more!
All links can be shared in social media friendly formats!
Subscribe today to stay in the know!
www.cmhc.ca/observer

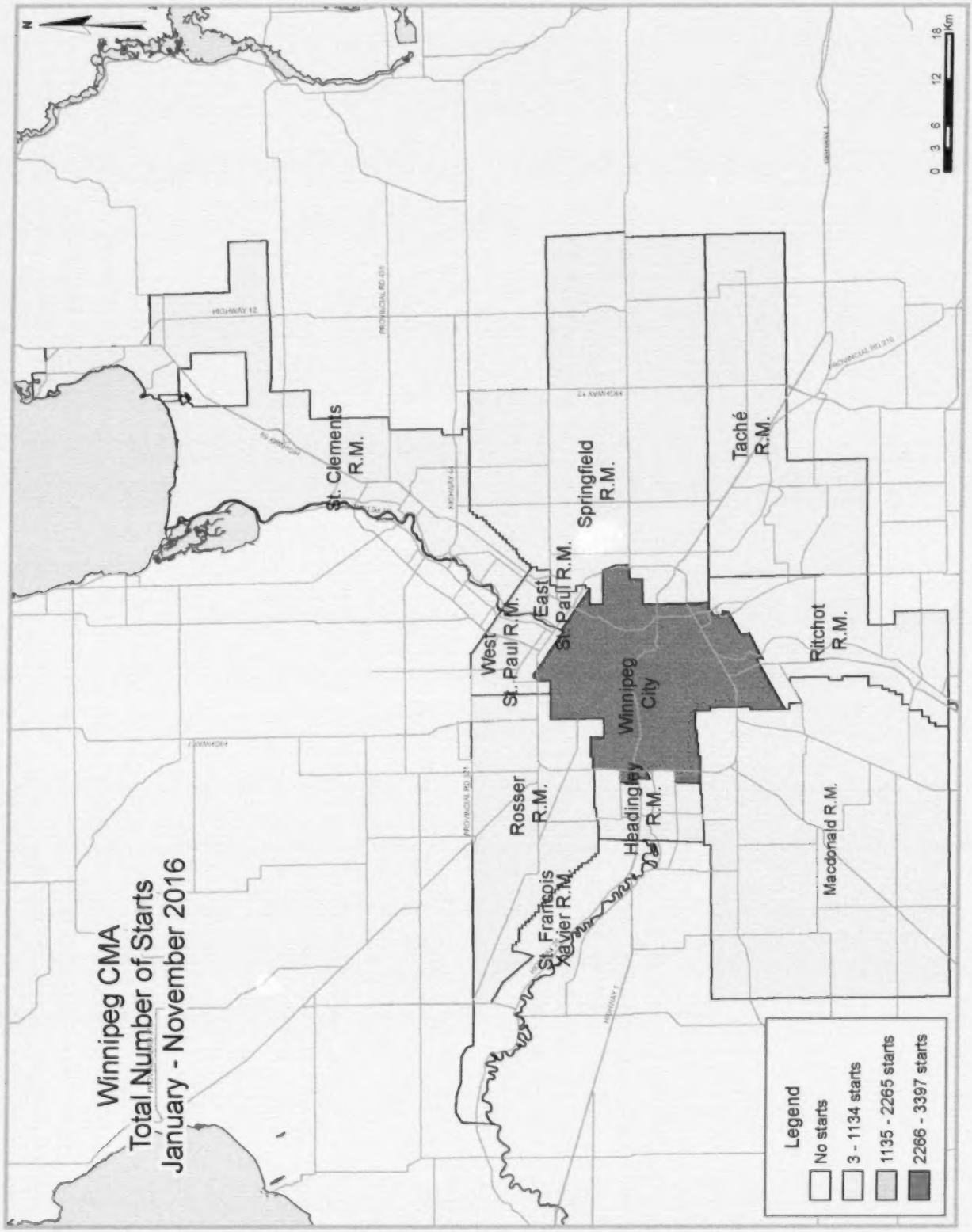

Winnipeg CMA
Number of Starts (Multiples)
November 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
291 starts


Winnipeg CMA
Number of Starts (Singles)
November 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 47 starts
48 - 94 starts
95 - 141 starts


Winnipeg CMA
Total Number of Starts
November 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 144 starts
145 - 288 starts
289 - 432 starts


Winnipeg CMA
Number of Starts (Multiples)
January - November 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
4 - 670 starts
671 - 1337 starts
1338 - 2004 starts


Winnipeg CMA
Number of Starts (Singles)
January - November 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
3 - 466 starts
467 - 929 starts
930 - 1393 starts


Winnipeg CMA
Total Number of Starts
January - November 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
3 - 1134 starts
1135 - 2265 starts
2266 - 3397 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) November 2016		
Winnipeg CMA[1]	October 2016	November 2016
Trend[2]	4,515	4,657
SAAR	3,963	5,372
	November 2015	November 2016
Actual		
November - Single-Detached	143	166
November - Multiples	111	291
November - Total	254	457
January to November - Single-Detached	1,529	1,728
January to November - Multiples	2,585	2,096
January to November - Total	4,114	3,824

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2016	166	14	0	0	10	89	4	174	457
November 2015	143	22	0	0	40	29	20	0	254
% Change	16.1	-36.4	n/a	n/a	-75.0	**	-80.0	n/a	79.9
Year-to-date 2016	1,725	168	7	3	280	482	90	1,069	3,824
Year-to-date 2015	1,529	216	4	0	256	551	154	1,404	4,114
% Change	12.8	-22.2	75.0	n/a	9.4	-12.5	-41.6	-23.9	-7.0
UNDER CONSTRUCTION									
November 2016	1,112	114	4	3	251	678	65	2,137	4,364
November 2015	1,027	150	8	0	318	1,457	86	1,764	4,810
% Change	8.3	-24.0	-50.0	n/a	-21.1	-53.5	-24.4	21.1	-9.3
COMPLETIONS									
November 2016	200	10	0	1	48	320	31	443	1,053
November 2015	149	32	0	0	57	40	16	89	383
% Change	34.2	-68.8	n/a	n/a	-15.8	**	93.8	**	174.9
Year-to-date 2016	1,593	210	4	6	214	706	146	1,136	4,015
Year-to-date 2015	1,750	152	7	4	226	771	101	681	3,692
% Change	-9.0	38.2	-42.9	50.0	-5.3	-8.4	44.6	66.8	8.7
COMPLETED & NOT ABSORBED									
November 2016	195	16	0	0	52	448	n/a	n/a	711
November 2015	244	41	3	2	90	285	n/a	n/a	665
% Change	-20.1	-61.0	-100.0	-100.0	-42.2	57.2	n/a	n/a	6.9
ABSORBED									
November 2016	172	14	0	1	22	105	n/a	n/a	314
November 2015	132	25	0	0	33	22	n/a	n/a	212
% Change	30.3	-44.0	n/a	n/a	-33.3	**	n/a	n/a	48.1
Year-to-date 2016	1,640	230	7	8	245	640	n/a	n/a	2,770
Year-to-date 2015	1,738	112	4	4	213	613	n/a	n/a	2,684
% Change	-5.6	105.4	75.0	100.0	15.0	4.4	n/a	n/a	3.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
November 2016	141	14	0	0	10	89	4	174	432
November 2015	111	22	0	0	40	29	20	0	222
East St. Paul R.M.									
November 2016	5	0	0	0	0	0	0	0	5
November 2015	3	0	0	0	0	0	0	0	3
Headingley R.M.									
November 2016	1	0	0	0	0	0	0	0	1
November 2015	3	0	0	0	0	0	0	0	3
MacDonald R.M.									
November 2016	3	0	0	0	0	0	0	0	3
November 2015	8	0	0	0	0	0	0	0	8
Ritchot R.M.									
November 2016	2	0	0	0	0	0	0	0	2
November 2015	5	0	0	0	0	0	0	0	5
Rosser R.M.									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2016	2	0	0	0	0	0	0	0	2
November 2015	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	0	0	0	0	0	0	0	0	0
Springfield R.M.									
November 2016	5	0	0	0	0	0	0	0	5
November 2015	5	0	0	0	0	0	0	0	5
Tache R.M.									
November 2016	4	0	0	0	0	0	0	0	4
November 2015	2	0	0	0	0	0	0	0	2
West St. Paul R.M.									
November 2016	3	0	0	0	0	0	0	0	3
November 2015	2	0	0	0	0	0	0	0	2
First Nations									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
November 2016	166	14	0	0	10	89	4	174	457
November 2015	143	22	0	0	40	29	20	0	254

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
November 2016	869	106	4	1	239	664	58	2,137	4,078
November 2015	757	144	4	0	318	1,457	78	1,764	4,522
East St. Paul R.M.									
November 2016	33	0	0	0	0	0	0	0	33
November 2015	33	0	0	0	0	0	0	0	33
Headingley R.M.									
November 2016	11	0	0	0	0	0	7	0	18
November 2015	15	0	0	0	0	0	0	0	15
MacDonald R.M.									
November 2016	43	0	0	2	8	0	0	0	53
November 2015	29	0	0	0	0	0	0	0	29
Ritchot R.M.									
November 2016	36	2	0	0	0	14	0	0	52
November 2015	20	2	0	0	0	0	6	0	28
Rosser R.M.									
November 2016	1	0	0	0	0	0	0	0	1
November 2015	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
November 2016	23	0	0	0	0	0	0	0	23
November 2015	53	0	0	0	0	0	0	0	53
St. Francois Xavier R.M.									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	1	0	0	0	0	0	0	0	1
Springfield R.M.									
November 2016	37	6	0	0	0	0	0	0	43
November 2015	52	4	0	0	0	0	2	0	58
Tache R.M.									
November 2016	27	0	0	0	4	0	0	0	31
November 2015	20	0	4	0	0	0	0	0	24
West St. Paul R.M.									
November 2016	32	0	0	0	0	0	0	0	32
November 2015	46	0	0	0	0	0	0	0	46
First Nations									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
November 2016	1,112	114	4	3	251	678	65	2,137	4,364
November 2015	1,027	150	8	0	318	1,457	86	1,764	4,810

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
November 2016	171	10	0	0	45	320	17	443	1,006
November 2015	112	30	0	0	57	40	16	89	344
East St. Paul R.M.									
November 2016	5	0	0	0	0	0	0	0	5
November 2015	9	0	0	0	0	0	0	0	9
Headingley R.M.									
November 2016	0	0	0	0	0	0	14	0	14
November 2015	0	0	0	0	0	0	0	0	0
Macdonald R.M.									
November 2016	2	0	0	1	0	0	0	0	3
November 2015	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
November 2016	5	0	0	0	0	0	0	0	5
November 2015	4	0	0	0	0	0	0	0	4
Rosser R.M.									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2016	5	0	0	0	0	0	0	0	5
November 2015	0	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	0	0	0	0	0	0	0	0	0
Springfield R.M.									
November 2016	5	0	0	0	3	0	0	0	8
November 2015	4	2	0	0	0	0	0	0	6
Tache R.M.									
November 2016	4	0	0	0	0	0	0	0	4
November 2015	6	0	0	0	0	0	0	0	6
West St. Paul R.M.									
November 2016	3	0	0	0	0	0	0	0	3
November 2015	10	0	0	0	0	0	0	0	10
First Nations									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
November 2016	200	10	0	1	48	320	31	443	1,053
November 2015	149	32	0	0	57	40	16	89	383

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
November 2016	164	8	0	0	50	438	n/a	n/a	660
November 2015	185	35	0	2	88	240	n/a	n/a	550
East St. Paul R.M.									
November 2016	1	0	0	0	0	0	n/a	n/a	1
November 2015	5	0	0	0	0	0	n/a	n/a	5
Headingley R.M.									
November 2016	2	0	0	0	0	0	n/a	n/a	2
November 2015	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
November 2016	8	0	0	0	0	0	n/a	n/a	8
November 2015	19	0	0	0	0	0	n/a	n/a	19
Ritchot R.M.									
November 2016	3	0	0	0	0	1	n/a	n/a	4
November 2015	11	1	0	0	2	29	n/a	n/a	43
Rosser R.M.									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
November 2016	3	0	0	0	0	0	n/a	n/a	3
November 2015	2	0	0	0	0	0	n/a	n/a	2
St. Francois Xavier R.M.									
November 2016	1	0	0	0	0	0	n/a	n/a	1
November 2015	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
November 2016	6	8	0	0	2	0	n/a	n/a	16
November 2015	10	5	3	0	0	0	n/a	n/a	18
Tache R.M.									
November 2016	5	0	0	0	0	9	n/a	n/a	14
November 2015	7	0	0	0	0	16	n/a	n/a	23
West St. Paul R.M.									
November 2016	2	0	0	0	0	0	n/a	n/a	2
November 2015	3	0	0	0	0	0	n/a	n/a	3
First Nations									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
November 2016	195	16	0	0	52	448	n/a	n/a	711
November 2015	244	41	3	2	90	285	n/a	n/a	665

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
November 2016	140	14	0	0	20	101	n/a	n/a	275
November 2015	99	23	0	0	33	16	n/a	n/a	171
East St. Paul R.M.									
November 2016	7	0	0	0	0	0	n/a	n/a	7
November 2015	8	0	0	0	0	0	n/a	n/a	8
Headingley R.M.									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
November 2016	3	0	0	1	0	0	n/a	n/a	4
November 2015	3	0	0	0	0	0	n/a	n/a	3
Ritchot R.M.									
November 2016	5	0	0	0	0	4	n/a	n/a	9
November 2015	5	0	0	0	0	6	n/a	n/a	11
Rosser R.M.									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
November 2016	5	0	0	0	0	0	n/a	n/a	5
November 2015	1	0	0	0	0	0	n/a	n/a	1
St. Francois Xavier R.M.									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
November 2016	5	0	0	0	2	0	n/a	n/a	7
November 2015	2	2	0	0	0	0	n/a	n/a	4
Tache R.M.									
November 2016	4	0	0	0	0	0	n/a	n/a	4
November 2015	4	0	0	0	0	0	n/a	n/a	4
West St. Paul R.M.									
November 2016	3	0	0	0	0	0	n/a	n/a	3
November 2015	9	0	0	0	0	0	n/a	n/a	9
First Nations									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
November 2016	172	14	0	1	22	105	n/a	n/a	314
November 2015	132	25	0	0	33	22	n/a	n/a	212

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type November 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	% Change
Winnipeg City	141	111	16	36	12	46	263	29	432	222	94.6
East St. Paul R.M.	5	3	0	0	0	0	0	0	5	3	66.7
Headingley R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
MacDonald R.M.	3	8	0	0	0	0	0	0	3	8	-62.5
Ritchot R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	2	4	0	0	0	0	0	0	2	4	-50.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	5	5	0	0	0	0	0	0	5	5	0.0
Tache R.M.	4	2	0	0	0	0	0	0	4	2	100.0
West St. Paul R.M.	3	2	0	0	0	0	0	0	3	2	50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	166	143	16	36	12	46	263	29	457	254	79.9

Table 2.1: Starts by Submarket and by Dwelling Type January - November 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	1,393	1,190	172	242	295	370	1,537	1,955	3,397	3,757	-9.6
East St. Paul R.M.	35	36	0	0	0	0	0	0	35	36	-2.8
Headingley R.M.	13	13	0	0	42	0	0	0	55	13	**
MacDonald R.M.	72	53	2	0	6	0	0	0	80	53	50.9
Ritchot R.M.	47	35	4	4	0	0	14	0	65	39	66.7
Rosser R.M.	3	1	0	0	0	0	0	0	3	1	200.0
St. Clements R.M.	33	58	0	0	0	0	0	0	33	58	-43.1
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	60	72	14	10	6	0	0	0	80	82	-2.4
Tache R.M.	39	30	0	0	4	4	0	0	43	34	26.5
West St. Paul R.M.	33	40	0	0	0	0	0	0	33	40	-17.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,728	1,529	192	256	353	374	1,551	1,955	3,824	4,114	-7.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Winnipeg City	8	26	4	20	89	29	174	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	8	26	4	20	89	29	174	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	240	218	55	152	468	551	1,069	1,404
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	7	0	35	0	0	0	0	0
MacDonald R.M.	6	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	0	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	263	222	90	152	482	551	1,069	1,404

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market November 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Winnipeg City	155	133	99	69	178	20	432	222
East St. Paul R.M.	5	3	0	0	0	0	5	3
Headingley R.M.	1	3	0	0	0	0	1	3
MacDonald R.M.	3	8	0	0	0	0	3	8
Ritchot R.M.	2	5	0	0	0	0	2	5
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	2	4	0	0	0	0	2	4
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	5	5	0	0	0	0	5	5
Tache R.M.	4	2	0	0	0	0	4	2
West St. Paul R.M.	3	2	0	0	0	0	3	2
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	180	165	99	69	178	20	457	254

Table 2.5: Starts by Submarket and by Intended Market January - November 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	1,542	1,394	731	807	1,124	1,556	3,397	3,757
East St. Paul R.M.	35	36	0	0	0	0	35	36
Headingley R.M.	20	13	0	0	35	0	55	13
MacDonald R.M.	70	53	10	0	0	0	80	53
Ritchot R.M.	51	39	14	0	0	0	65	39
Rosser R.M.	3	1	0	0	0	0	3	1
St. Clements R.M.	33	58	0	0	0	0	33	58
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	74	80	6	0	0	2	80	82
Tache R.M.	39	34	4	0	0	0	43	34
West St. Paul R.M.	33	40	0	0	0	0	33	40
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,900	1,749	765	807	1,159	1,558	3,824	4,114

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	% Change
Winnipeg City	172	112	12	32	59	71	763	129	1,006	344	192.4
East St. Paul R.M.	5	9	0	0	0	0	0	0	5	9	-44.4
Headingley R.M.	0	0	0	0	14	0	0	0	14	0	n/a
MacDonald R.M.	3	4	0	0	0	0	0	0	3	4	-25.0
Ritchot R.M.	5	4	0	0	0	0	0	0	5	4	25.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	5	0	0	0	0	0	0	0	5	0	n/a
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	5	4	0	2	3	0	0	0	8	6	33.3
Tache R.M.	4	6	0	0	0	0	0	0	4	6	-33.3
West St. Paul R.M.	3	10	0	0	0	0	0	0	3	10	-70.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	202	149	12	34	76	71	763	129	1,053	383	174.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	1,257	1,322	254	134	249	312	1,842	1,378	3,602	3,146	14.5
East St. Paul R.M.	37	46	0	0	0	0	0	0	37	46	-19.6
Headingley R.M.	16	19	0	0	35	0	0	0	51	19	168.4
MacDonald R.M.	56	61	0	0	0	4	0	0	56	65	-13.8
Ritchot R.M.	27	47	4	4	6	0	0	44	37	95	-61.1
Rosser R.M.	3	2	0	0	0	0	0	0	3	2	50.0
St. Clements R.M.	65	56	0	0	0	0	0	0	65	56	16.1
St. Francois Xavier R.M.	1	9	0	0	0	0	0	0	1	9	-88.9
Springfield R.M.	69	87	14	24	6	3	0	0	89	114	-21.9
Tache R.M.	31	58	0	0	4	4	0	30	35	92	-62.0
West St. Paul R.M.	39	48	0	0	0	0	0	0	39	48	-18.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,601	1,755	272	162	300	323	1,842	1,452	4,015	3,692	8.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market November 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Winnipeg City	43	55	16	16	320	40	443	89
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	14	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	46	55	30	16	320	40	443	89

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - November 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	154	218	95	94	706	697	1,136	681
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	35	0	0	0	0	0
MacDonald R.M.	0	4	0	0	0	0	0	0
Ritchot R.M.	0	0	6	0	0	44	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	3	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	30	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	164	229	136	94	706	771	1,136	681

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market November 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Winnipeg City	181	142	365	97	460	105	1,006	344
East St. Paul R.M.	5	9	0	0	0	0	5	9
Headingley R.M.	0	0	0	0	14	0	14	0
MacDonald R.M.	2	4	1	0	0	0	3	4
Ritchot R.M.	5	4	0	0	0	0	5	4
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	5	0	0	0	0	0	5	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	5	6	3	0	0	0	8	6
Tache R.M.	4	6	0	0	0	0	4	6
West St. Paul R.M.	3	10	0	0	0	0	3	10
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	210	181	369	97	474	105	1,053	383

Table 3.5: Completions by Submarket and by Intended Market January - November 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	1,448	1,443	915	923	1,239	780	3,602	3,146
East St. Paul R.M.	37	46	0	0	0	0	37	46
Headingley R.M.	16	19	0	0	35	0	51	19
MacDonald R.M.	51	61	5	4	0	0	56	65
Ritchot R.M.	31	51	0	44	6	0	37	95
Rosser R.M.	3	2	0	0	0	0	3	2
St. Clements R.M.	65	56	0	0	0	0	65	56
St. Francois Xavier R.M.	1	9	0	0	0	0	1	9
Springfield R.M.	81	112	6	0	2	2	89	114
Tache R.M.	35	62	0	30	0	0	35	92
West St. Paul R.M.	39	48	0	0	0	0	39	48
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,807	1,909	926	1,001	1,282	782	4,015	3,692

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
November 2016	25	18.9	57	43.2	20	15.2	22	16.7	8	6.1	132	-	401,662
November 2015	7	8.2	35	41.2	18	21.2	3	3.5	22	25.9	85	-	473,177
Year-to-date 2016	267	21.5	427	34.4	229	18.5	143	11.5	174	14.0	1,240	397,500	418,473
Year-to-date 2015	262	20.6	325	25.5	235	18.4	184	14.4	268	21.0	1,274	400,000	440,911
East St. Paul R.M.													
November 2016	0	0.0	1	20.0	0	0.0	1	20.0	3	60.0	5	-	647,380
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	812,500
Year-to-date 2016	0	0.0	1	4.8	0	0.0	1	4.8	19	90.5	21	-	647,380
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	-	688,159
Headingley R.M.													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	2	33.3	0	0.0	4	66.7	6	-	-
Year-to-date 2015	0	0.0	2	12.5	0	0.0	2	12.5	12	75.0	16	-	609,975
MacDonald R.M.													
November 2016	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	-	324,372
November 2015	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2016	14	23.3	0	0.0	14	23.3	7	11.7	25	41.7	60	-	462,837
Year-to-date 2015	14	25.9	0	0.0	5	9.3	23	42.6	12	22.2	54	-	439,664
Ritchot R.M.													
November 2016	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
November 2015	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	4	23.5	11	64.7	0	0.0	0	0.0	2	11.8	17	-	-
Year-to-date 2015	14	48.3	13	44.8	1	3.4	0	0.0	1	3.4	29	-	338,713
Rosser R.M.													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	5	62.5	1	12.5	0	0.0	1	12.5	1	12.5	8	-	-
Year-to-date 2015	7	41.2	2	11.8	3	17.6	1	5.9	4	23.5	17	-	-
St. Francois Xavier R.M.													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	5	83.3	0	0.0	0	0.0	1	16.7	0	0.0	6	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
November 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	4	11.8	7	20.6	14	41.2	2	5.9	7	20.6	34	-	432,555
Year-to-date 2015	16	32.0	9	18.0	11	22.0	6	12.0	8	16.0	50	-	410,924
Tache R.M.													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	4	-	387,500
Year-to-date 2016	10	58.8	6	35.3	1	5.9	0	0.0	0	0.0	17	-	-
Year-to-date 2015	8	40.0	6	30.0	3	15.0	0	0.0	3	15.0	20	-	366,237
West St. Paul R.M.													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	0.0	2	20.0	1	10.0	0	0.0	7	70.0	10	-	600,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	5.9	16	94.1	17	-	662,500
First Nations													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
November 2016	31	21.4	59	40.7	21	14.5	23	15.9	11	7.6	145	-	406,631
November 2015	8	7.8	40	39.2	20	19.6	4	3.9	30	29.4	102	-	484,401
Year-to-date 2016	304	21.5	455	32.2	261	18.5	154	10.9	239	16.9	1,413	400,000	424,842
Year-to-date 2015	326	21.6	357	23.7	258	17.1	218	14.5	349	23.1	1,508	415,000	444,122

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2016						
Submarket	Nov 2016	Nov 2015	% Change	YTD 2016	YTD 2015	% Change
Winnipeg City	401,662	473,177	-15.1	418,473	440,911	-5.1
East St. Paul R.M.	647,380	812,500	-20.3	647,380	688,159	-5.9
Headingley R.M.	-	-	n/a	-	609,975	n/a
MacDonald R.M.	324,372	-	n/a	462,837	439,664	5.3
Ritchot R.M.	-	-	n/a	-	338,713	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	-	-	n/a	432,555	410,924	5.3
Tache R.M.	-	387,500	n/a	-	366,237	n/a
West St. Paul R.M.	-	-	n/a	600,000	662,500	-9.4
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	406,631	484,401	-16.1	424,842	444,122	-4.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

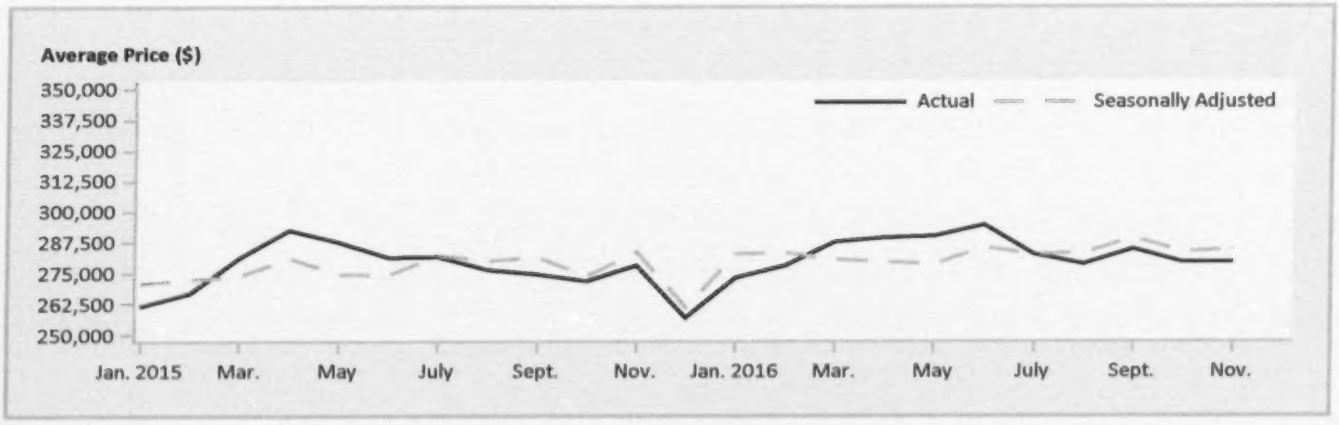


Figure 5.2: MLS® Residential Sales for Winnipeg

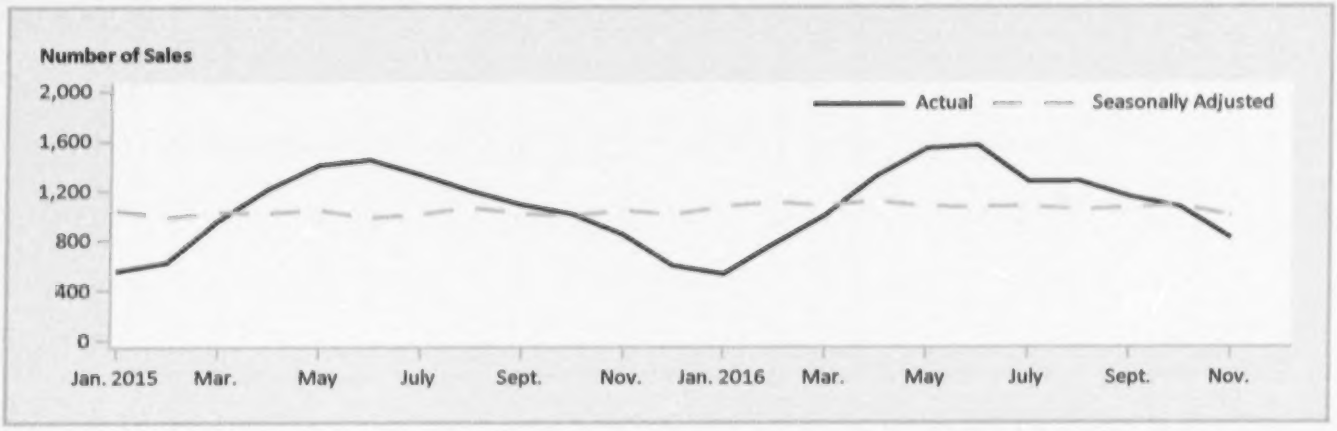
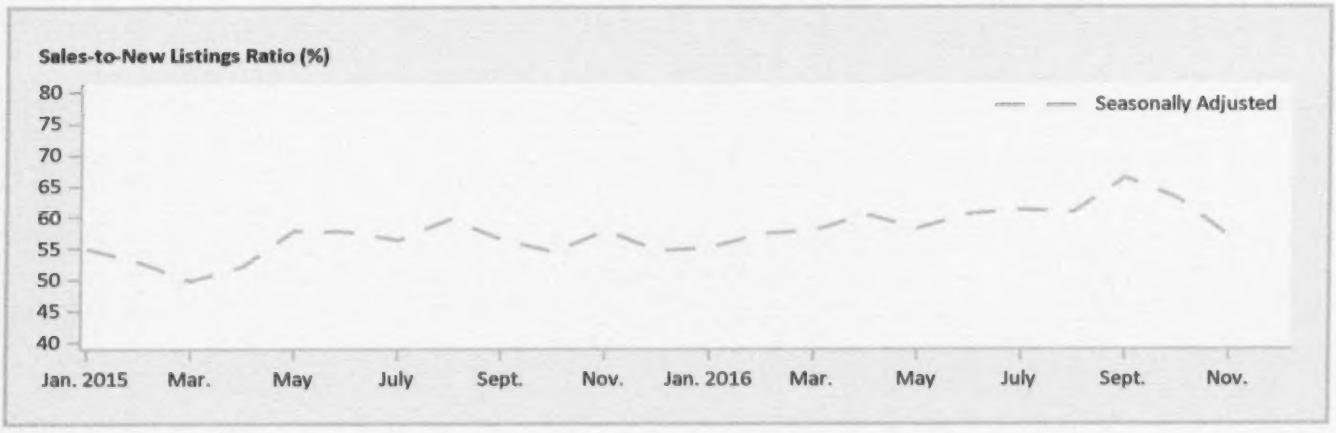


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Winnipeg



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
November 2016

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	138.1	124.2	417	6.0	68.5	824
	February	567	2.89	4.74	138.2	125.0	418	6.3	68.8	825
	March	567	2.89	4.74	138.7	126.5	421	6.3	69.1	828
	April	561	2.89	4.64	138.8	126.3	423	6.1	69.3	832
	May	561	2.89	4.64	138.9	126.6	426	6.1	69.6	835
	June	561	2.89	4.64	139.6	127.0	426	6.0	69.6	838
	July	561	2.89	4.64	139.6	126.8	425	6.0	69.3	841
	August	561	2.89	4.64	139.7	127.6	425	5.9	69.2	849
	September	561	2.89	4.64	139.9	127.2	427	5.6	69.1	860
	October	561	2.89	4.64	140.1	127.8	428	5.7	69.2	867
	November	561	3.14	4.64	140.2	127.4	426	5.8	69.0	870
	December	561	3.14	4.64	140.3	126.2	425	6.2	69.0	866
2016	January	561	3.14	4.64	140.5	126.7	423	6.3	68.7	864
	February	561	3.14	4.64	140.5	126.4	424	6.4	68.8	866
	March	561	3.14	4.64	140.9	127.6	425	6.3	68.9	866
	April	561	3.14	4.64	141.1	127.8	426	6.3	68.9	864
	May	561	3.14	4.64	141.4	128.6	426	6.2	68.7	861
	June	561	3.14	4.64	141.7	129.6	425	6.3	68.6	862
	July	567	3.14	4.74	141.9	128.8	426	6.4	68.6	863
	August	567	3.14	4.74	142.2	128.9	424	6.5	68.4	860
	September	561	3.14	4.64	142.6	128.8	424	6.6	68.3	856
	October	561	3.14	4.64	143.4	129.2	425	6.7	68.4	848
	November	561	3.14	4.64		127.7	425	6.8	68.5	846
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

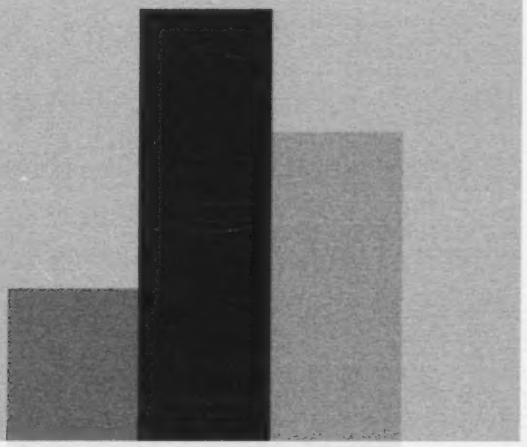
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64191_2016_M12